

PLANNING BOARD OF APPEALS

AGENDA

WEDNESDAY, September 3, 2008
7:30 P.M. AT TIVERTON TOWN HALL
343 HIGHLAND ROAD

1. James McInnis Trustee for Tiverton Associates Trust (continued from 7-2-08; 8-6-08)
2. Administrative items (minutes, decisions, motions, etc.)

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED **MUST** CALL 625-6715 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE MEETING.

THE ABOVE LOCATION IS ACCESSIBLE TO THE HANDICAPPED.

The following petition was received and will be heard by the Tiverton Zoning Board of Review on Wednesday, July 2, 2008 at 7:30 pm at the Tiverton Town Hall, 343 Highland Road.

A petition has been filed by James McInnis, Trustee for Tiverton Associates Trust, appealing a decision of Christopher Spencer, Administrative Officer to the Planning Board, dated May 6, 2008 denying his Master Plan application of property on Souza Road, Tiverton, RI being Map 1-2 Block 92 Card 9 on Tiverton Tax Assessor's maps and located in a R40 zoning district.

The Zoning Board will convene as the Zoning Board of Review.

ZONING BOARD OF REVIEW AGENDA

WEDNESDAY, September 3, 2008
7:30 P.M. AT TIVERTON TOWN HALL
343 HIGHLAND ROAD

1. Tiverton Yacht Club (variance continued from 8-6-08)
2. Tiverton Yacht Club (special use)
3. Tiverton Yacht Club (variance)
4. Therese Holland (variance)
5. George Medeiros (special use)
6. Nicholas Realty (variance)
7. Charles Temple (variance extension request)
8. Larry Nogueira (variance)
9. South Shore Tiverton, LLC (variance)
10. Tiverton Land Trust (special use)
11. Administrative Items (minutes, decisions, motions, etc.)

INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED
MUST CALL 625-6715 SEVENTY-TWO (72) HOURS IN ADVANCE OF THE MEETING.

THE ABOVE LOCATION IS ACCESSIBLE TO THE HANDICAPPED.

The following petitions were received and will be heard by the Tiverton Zoning Board of Review on Wednesday, September 3, 2008 at 7:30 p.m. at the Tiverton Town Hall, 343 Highland Road.

A petition has been filed by the Tiverton Yacht Club, 58 Riverside Drive requesting a variance to Article V, Section 1 of the Tiverton Zoning Ordinance in order to permit existing lockers to remain located at 0 Riverside Drive, Tiverton, RI being Map 6-5, Block 73, Card 30 on Tiverton Tax Assessor's maps closer to the side yard setback than currently allowed in a waterfront zoning district.

A petition has been filed by the Tiverton Yacht Club of 58 Riverside Drive, Tiverton, RI requesting a special use permit to Article VI Section 7 and Article XVI Section 3.d. of the Tiverton Zoning Ordinance in order to install an individual sewage disposal system (ISDS) within 200 feet of the Sakonnet River to replace an existing ISDS at 58 Riverside Drive, Tiverton, RI being Map 6-5 Block 70 Card 5 on Tiverton Tax Assessor's maps whereby a special use permit is required in a R40 zoning district.

A petition has been filed by the Tiverton Yacht Club of 58 Riverside Drive, Tiverton, RI requesting a variance to Article XIV Section 5 of the Tiverton Zoning Ordinance in order to install an individual septic disposal system (ISDS) within 200 feet of the Sakonnet River to replace an existing ISDS at 58 Riverside Drive, Tiverton, RI being Map 6-5 Block 70 Card 5 on Tiverton Tax Assessor's maps because extension, enlargement or moving of a legal non-conforming use requires a variance in a R40 zoning district.

A petition has been filed by Therese L. Holland of 949 Neck Road, Tiverton, RI requesting a special use permit to Article VII Section 4.b. of the Tiverton Zoning Ordinance in order to construct a new single family dwelling at 364 Riverside Drive, Tiverton, RI being Map 6-7 Block 56 Card 1 on Tiverton Tax Assessor's maps higher than allowed in a R40 zoning district.

A petition has been filed by George T. Medeiros of 1031 Stafford Road, Tiverton, RI requesting a special use permit to Article XII of the Tiverton Zoning Ordinance in order to replace the existing sign with an internally illuminated sign and a small electronic lighted changeable message sign at 1031 Stafford Road, Tiverton, RI being Map 4-10 Block 99 Card 93F on Tiverton Tax Assessor's maps and located in a R60 zoning district.

A petition has been filed by Nicholas Realty Co. of 1848 Main Road, Tiverton, RI requesting a variance to Article V Section 1 of the Tiverton Zoning Ordinance in order to enlarge the existing front porch at 1848 Main Road, Tiverton, RI being Map 6-2 Block 84 Card 5 of the Tiverton Tax Assessor's maps closer to the front yard setback and exceeding lot coverage allowed in a GC zoning district.

A petition has been filed by Charles Temple of 491 Stafford Road, Tiverton, RI requesting an extension of time on a variance or a determination that he has exercised the permission granted to him on February 2, 2007 regarding property located at 491 Stafford Road, Tiverton, RI being Map 3-12 Block 113 Card 39 on Tiverton Tax Assessor's maps and in a R60 zoning district.

A petition has been filed by Larry Nogueira of New Bedford, MA requesting a variance to Article V Section 1, Article VII Section 4 and Article XVII of the Tiverton Zoning Ordinance in order to construct a single family dwelling at 0 Three Rod Way, Tiverton, RI being Map 1-3 Block 185 Card 20 on Tiverton Tax Assessor's maps closer to the front, rear and side yard setbacks and with less than required lot area located in a R80 zoning district.

A petition has been filed by South Shore Tiverton LLC of 413 Bulgarmarsh Road, Tiverton, RI requesting a variance to Article XIV Section 5, Article IV and Article V Section 1 of the Tiverton Zoning Ordinance in order to expand a legal non conforming use and to construct an additional building higher than allowed at 413 Bulgarmarsh Road, Tiverton, RI being Map 2-8 Block 117 Cards 30 & 30A on Tiverton Tax Assessor's maps located in a R40 and R80 zoning district.

A petition has been filed by Constance Lima, President of the Tiverton Land Trust requesting a special use permit to Article IV Section 6.c.1. and/or Article IV Section 14 of the Tiverton Zoning Ordinance in order to construct a building for educational purposes at 3228 Main Road, Tiverton, RI being Maps 2-5 & 2-6 Block 119 Card 2 on Tiverton Tax Assessor's maps and located in a Open Space zoning district.